

148.A

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

476,100 / 476,100

476,100 / 476,100

476,100 / 476,100

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		ROBBINS RD, ARLINGTON

OWNERSHIP		Unit #:	21
Owner 1:	ARSHAM JANE		
Owner 2:			
Owner 3:			
Street 1:	21 ROBBINS ROAD		
Street 2:			

Twn/City: ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER			
Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:			

NARRATIVE DESCRIPTION			
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Wood Shingle Exterior and 1668 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7056																

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	476,100			476,100			152667
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/20/18		

PREVIOUS ASSESSMENT

Parcel ID									
148.A-0001-0002.0									
!11608!									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	102	FV	468,800	0	.	.	468,800	468,800	Year End Roll
2019	102	FV	438,400	0	.	.	438,400	438,400	Year End Roll
2018	102	FV	386,800	0	.	.	386,800	386,800	Year End Roll
2017	102	FV	351,900	0	.	.	351,900	351,900	Year End Roll
2016	102	FV	351,900	0	.	.	351,900	351,900	Year End
2015	102	FV	324,600	0	.	.	324,600	324,600	Year End Roll
2014	102	FV	309,400	0	.	.	309,400	309,400	Year End Roll
2013	102	FV	309,400	0	.	.	309,400	309,400	12/13/2012

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
BROWN LAURIE	26619-383		8/28/1996		187,500	No	No	Y			

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
2/22/1999	92	Redo Bat	8,000					REMODEL BATH		9/20/2018	Measured	DGM	D Mann				
										5/6/2000		197	PATRIOT				

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			BK:19036 PG:498 643-9556, Building Number 1.										
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 3 - BrickorStone				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:	%			OthrFix:	Rating:													
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good													
Color: GREY				A Kits:	Rating:													
View / Desir: N - NONE				Frl:	Rating:													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:													
Grade: C - Average				<b>COND INFORMATION</b>														
Year Blt: 1920	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct:	Fact: .			Floor: 1 - 1st Floor														
Const Mod:				% Own: 50.000000000														
Lump Sum Adj:				Name: 98 - 7056														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	5	3	0					
Sec Int Wall:	%			Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 3 - Hardwood				Override:				Baths: 1999										
Sec Floors:	%			Total:	31 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:										
Subfloor:				Basic \$ / SQ: 295.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.27949643				General:										
Electric: 3 - Typical				Const Adj.: 0.99989998														
Insulation: 2 - Typical				Adj \$ / SQ: 377.414														
Int vs Ext: S				Other Features: 60500														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC:			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 690026														
% Com Wall	% Sprinkled:			Depreciation: 213908				Juris. Factor:		Before Depr:	377.41							
				Depreciated Total: 476118				Special Features: 0		Val/Su Net:	285.43							
								Final Total: 476100		Val/Su SzAd:	285.43							
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 148.A-0001-0002.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:																	
	Total Special Features:																	
	Total:																	